

Owner-User Flex/Office | FOR SALE

965 S. FAIR OAKS AVE.
PASADENA, CA 91105



Owner-User Opportunity on South Fair Oaks Ave. in Pasadena, CA

The medical corridor of Pasadena consists of premium properties with quality infrastructure and strong pride of ownership. Home to some of the top medical specialists in the country and blocks from world class retail and dining district of Old Town Pasadena.

Pasadena offers a highly diverse and educated population with strong demographics. South Fair Oaks Avenue is also the gateway to South Pasadena, less than a quarter mile from the Property. Another award-winning city, South Pasadena boasts one of the highest rated school districts in the State.



**CONTACT
FOR MORE
INFORMATION**

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 **LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES
PASADENA

LEE & ASSOCIATES - PASADENA
1055 E. Colorado Blvd., Suite 330
Pasadena, CA 91106
Corporate ID 02059558



- Perfect fit for owner-user flex/office with little to no deferred maintenance
- The site provides for a full range of high technology, telecommunications, manufacturing, service, and distribution

ZONING CONTROLS:

MAX FAR: 3.0

MAXIMUM DENSITY: 6 units (87 units/acre)

MAXIMUM HEIGHT: 63 Feet (75 with height averaging)

*buyer to verify

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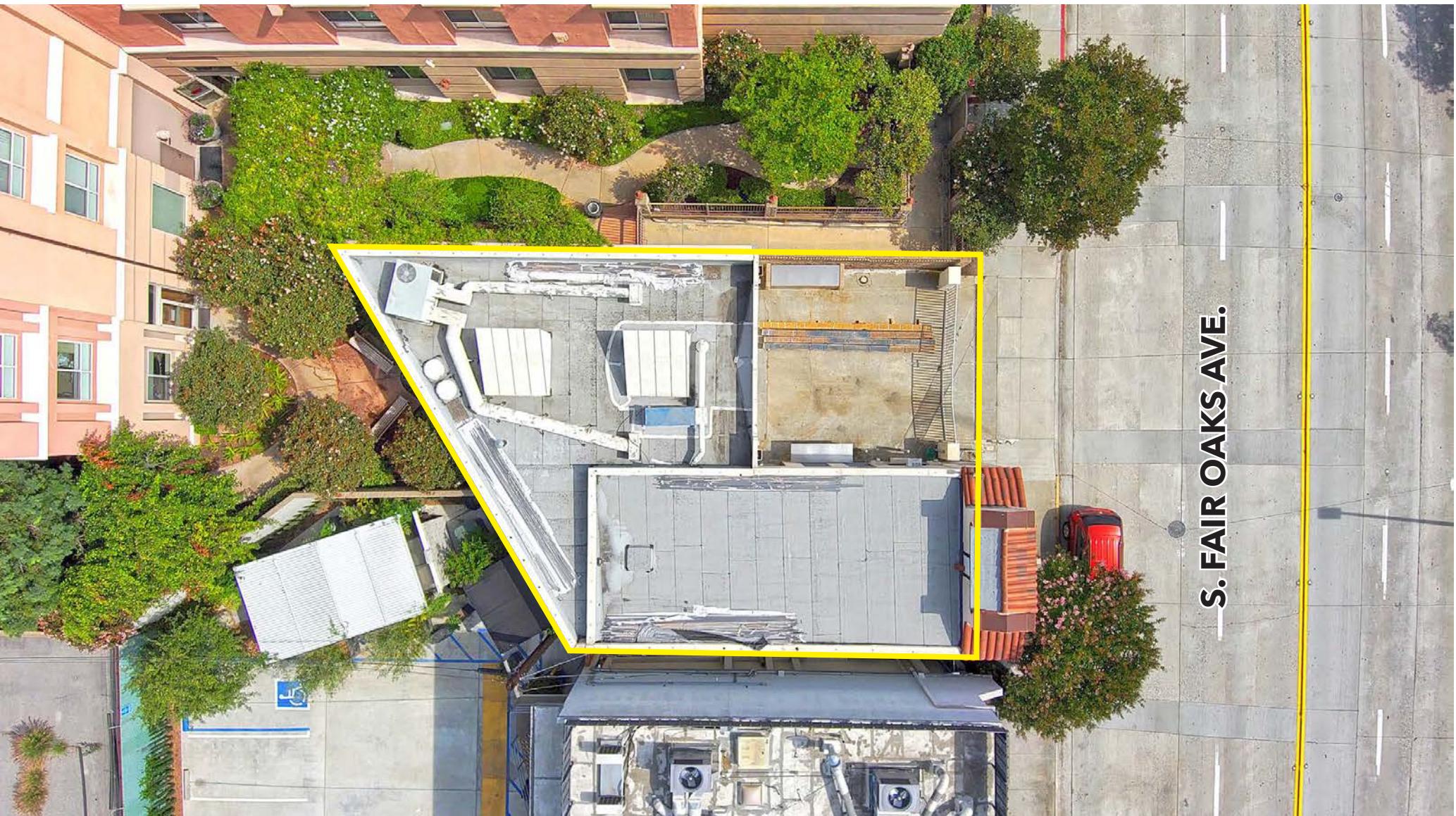
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AERIAL VIEW



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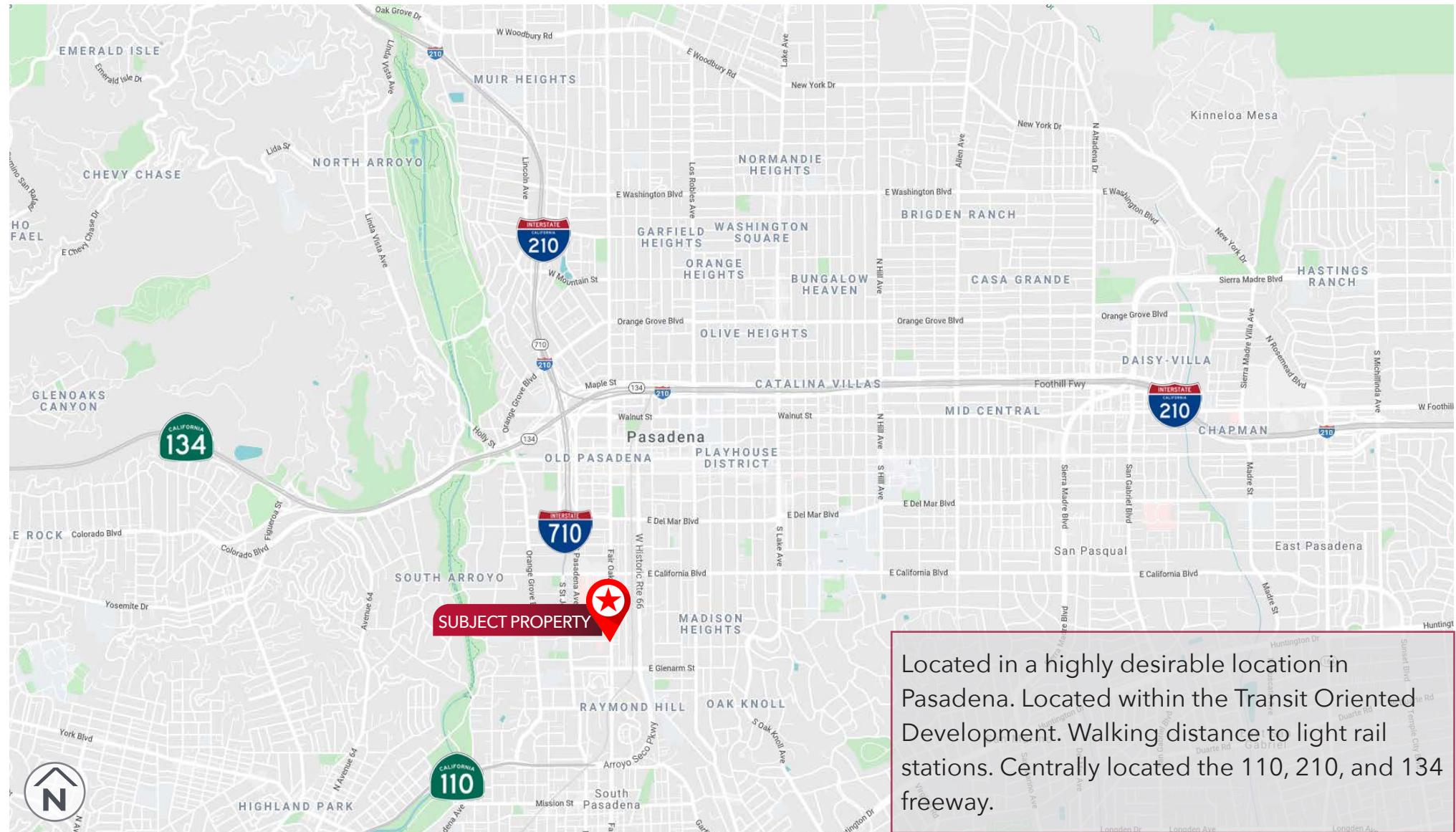
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Located in a highly desirable location in Pasadena. Located within the Transit Oriented Development. Walking distance to light rail stations. Centrally located the 110, 210, and 134 freeway.

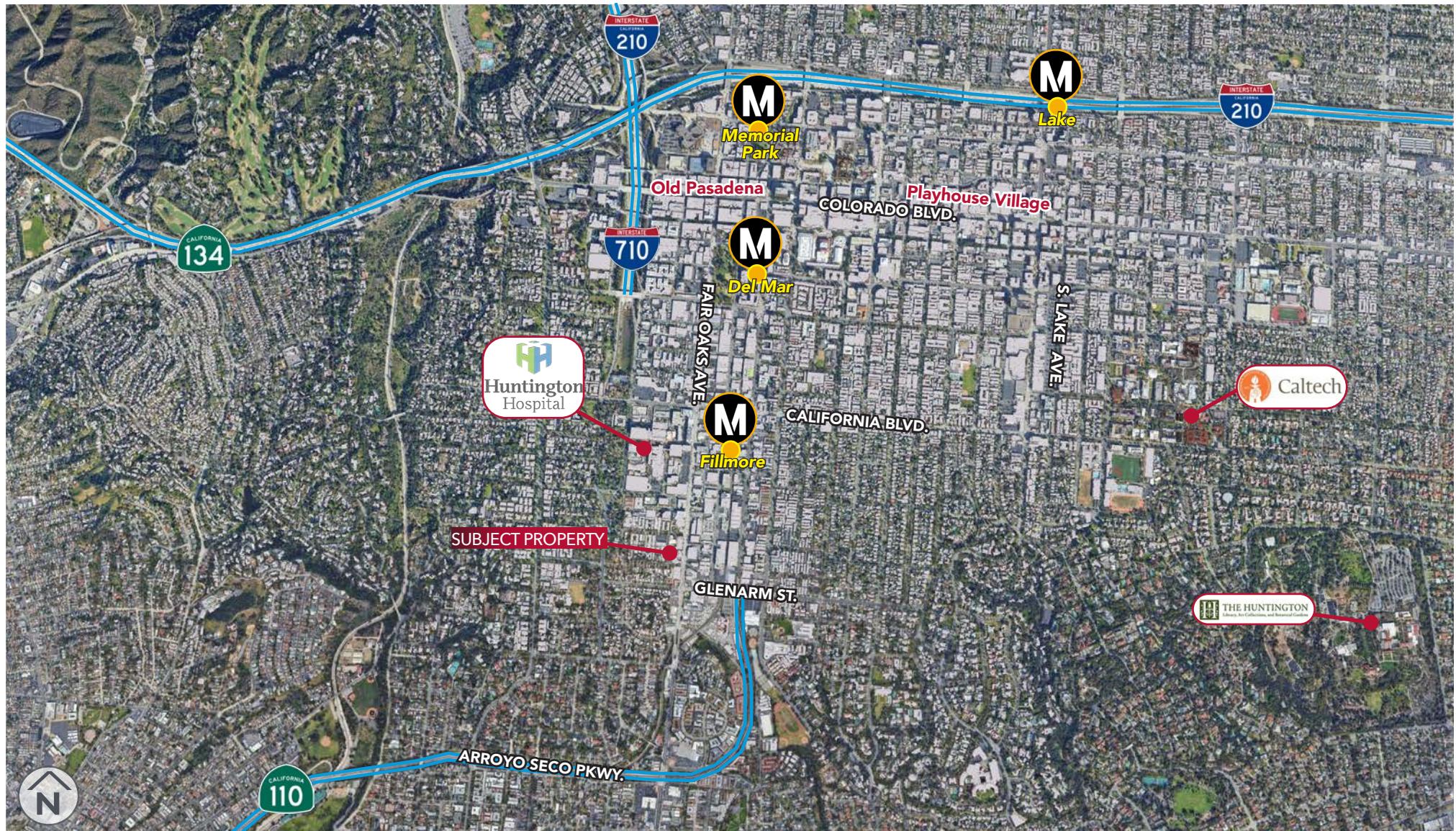
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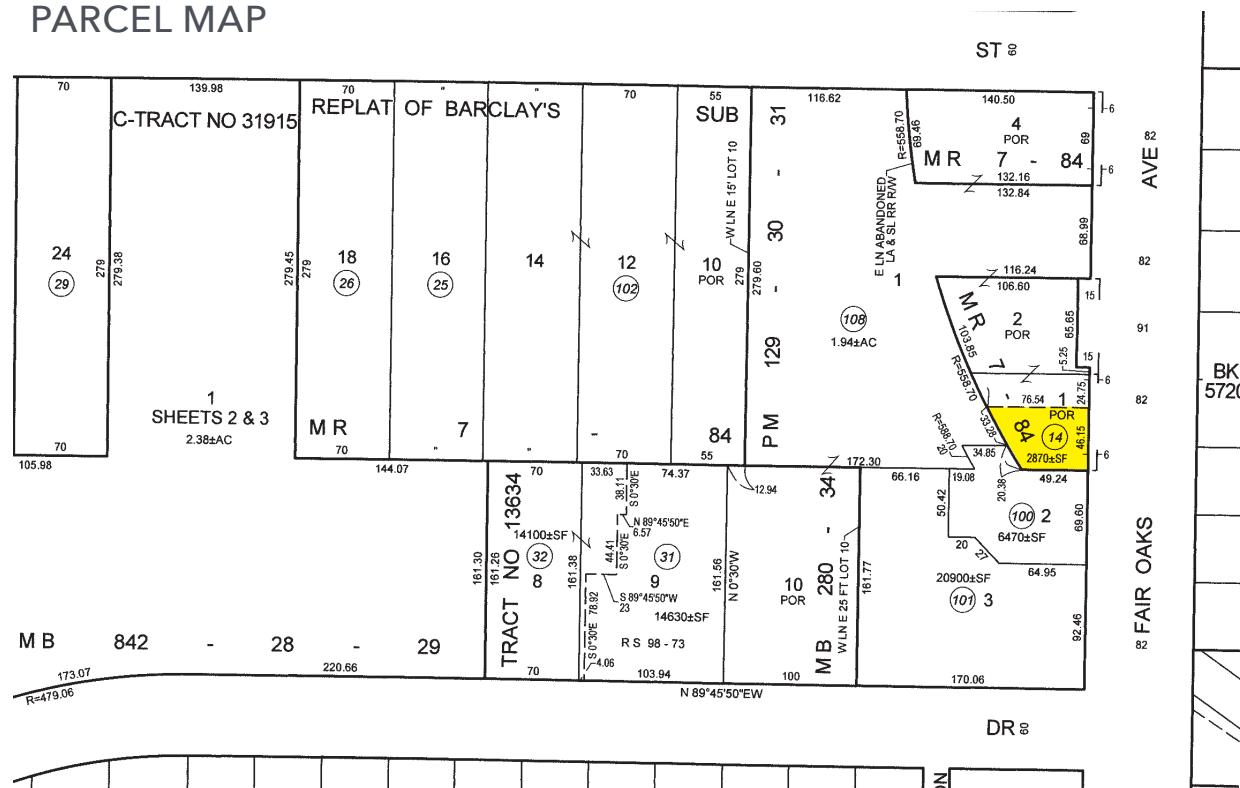
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PARCEL MAP



TRAFFIC COUNT



Street	Cross Street	Distance	Count Year	Count
S Fair Oaks Ave	W Glenarm St	0.08 mi.	2018	32,203

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2021 DEMOGRAPHICS

POPULATION



01	MILE	23,818
03	MILES	231,086
05	MILES	598,479

AVG. HOUSEHOLD INCOME



01	MILE	\$127,354
03	MILES	\$114,849
05	MILES	\$110,139

DAYTIME EMPLOYEES



01	MILE	17,960
03	MILES	124,808
05	MILES	242,180



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